



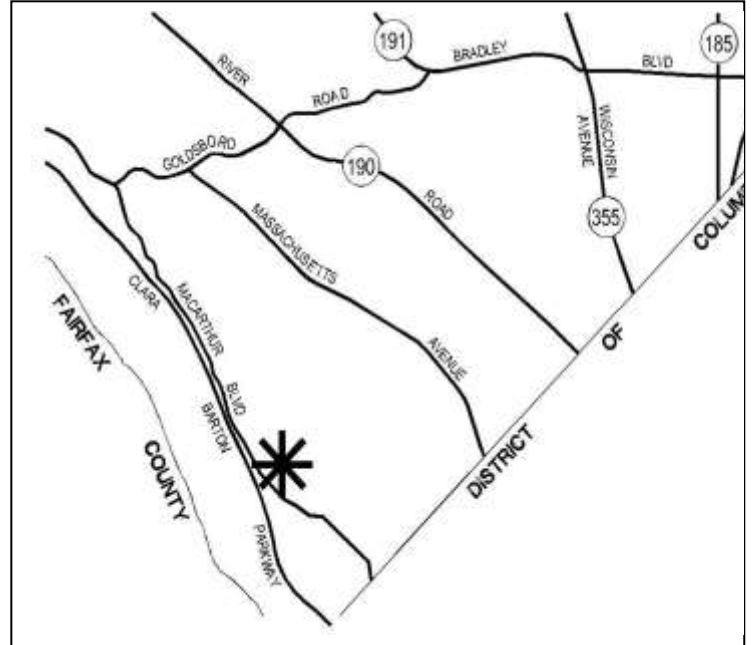
Intelligence Community Campus-Bethesda (ICC-B) : South Campus Improvements; Submittal #2, Voluntary Submittal following MR2011105-MDP-4 for Façade Improvements to Roberdeau/Erskine Halls

January 16, 2014

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Description

This is an advisory review of a preliminary submittal of design work to implement the master plan of the *Intelligence Community Campus-Bethesda (ICC-B)*, an existing Federal Facility that is being retrofitted by the Defense Intelligence Agency and United States Army Corps of Engineers (DIA/USACE). The campus is located at 4600 Sangamore Road and is approximately 30 acres. It is in the R-90 Zone within the Bethesda-Chevy Chase Master Plan area. This design work focuses on the facades of Roberdeau Hall and Erskine Hall which are existing buildings highly visible to the community. They are connected by The Centrum which was the focus of an earlier mandatory referral review. This submittal was made December 20, 2013.



The Planning Board is being asked to provide advisory comments on the façade designs for Roberdeau and Erskine Halls for consideration by the DIA/USACE and National Capital Planning Commission. The façade designs in combination with the previously reviewed design of the Centrum, has far reaching implications for the compatibility of the entire campus with nearby neighborhoods, adjacent parkland and the scenic Potomac River Gorge. It will be the second stroke of the new design concept that will establish the character of the campus. The main design concept derives from the character of the original site. Its intent is to create a setting similar to that of the river bluff before its development. The existing Roberdeau and Erskine buildings are to be refaced to fit into the re-naturalized setting while being retrofit internally to fulfill many program objectives. A primary objective is the creation of an iconic architecture that represents the primary mission of the ICC-B. There are also other major issues associated with the retrofitting of this campus. In addition to compatibility and character, they include tree preservation, stormwater management and traffic. As a result, changes were made to the North Campus design during that review process. Extensive coordination continues with the community, its leaders and representatives, and multiple public agencies at all levels of government. The significant progress that has been made reflects a high level of commitment by those involved.

ORGANIZATION OF STAFF REPORT

Description	<ul style="list-style-type: none">• Roberdeau and Erskine Facades and the relationship to the Centrum Building and the ICC-B Campus
Purpose of Review	<ul style="list-style-type: none">• Planning Board and NCPC Request• Relationship to the NCPC Reviews of the ICC-B
Outreach and Issues	<ul style="list-style-type: none">• Summary of Community Outreach and Key Issues
Analysis	<ul style="list-style-type: none">• Color & Pattern• Views from River Gorge and National Park Service• Birds, Lighting and Glare
Comments to Transmit	
Attachment	<ul style="list-style-type: none">• Transmittal Letter with Comments from Planning Board to NCPC Chair on Submittal #1 The Centrum Building and Illustrations of Future Submittals #2 and #3. July 3, 1013

Description

Roberdeau Hall, Erskine Hall and the ICC-B Campus

This 30 acre campus sits above the Potomac River on a river bluff. The drop to the Potomac River is approximately 150 vertical feet on the west side, or rear, of this site. The slope and the mature forest cover on the land managed by the National Park Service along the Potomac filter views of the structures on the site from below. These existing structures include Roberdeau Hall and Erskine which are prominently located. The campus shares its northern boundary with the Waldorf School which rents a Montgomery County public school site. It also shares a northern boundary with Sangamore

Local Park which is owned by the M-NCPPC. Across the street is a neighborhood of townhouses and beyond them garden apartments. Also across the street is a local shopping center, the Shops at Sumner Place previously known as Little Falls. Next to the shopping center are the Sumner Highlands garden apartments. The only access to the campus for vehicles and pedestrians is from Sangamore Road.

This aerial photograph shows the location of Roberdeau Hall and Erskine Hall on the site.

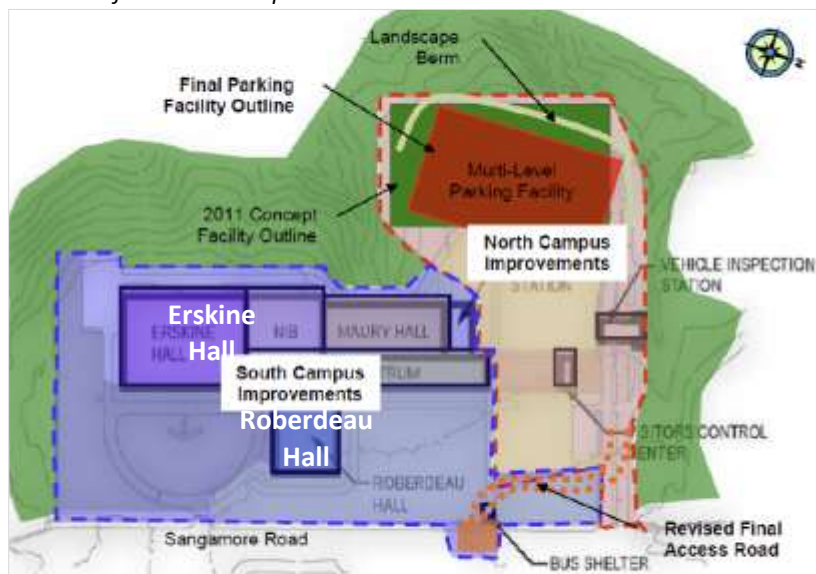


The site was recently home to the National Geospatial Intelligence Agency (NGA) once known as the Defense Mapping Agency (DMA). Approximately 3,000 people worked on the secured site and there were 1,800 parking spaces in a paved surface parking lot. Vehicle parking on the site absorbed nearly half of the overall area (approximately 14 acres.) The NGA workforce has been moved to a new location, and the campus is in the process of being retrofitted to serve as one of the newly formed federal Intelligence Community Campuses. It will have approximately the same number of employees on site as when the NGA was present.

Roberdeau Hall and Erskine Hall are prominently located on the site. The Potomac River is approximately 150 vertical feet lower than the forested back edge of the site.



This review focusses on Improvements to Erskine Hall and Roberdeau Hall.

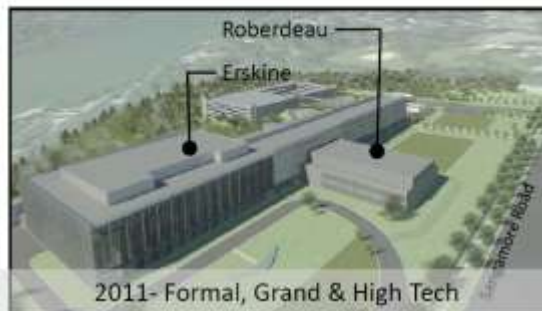
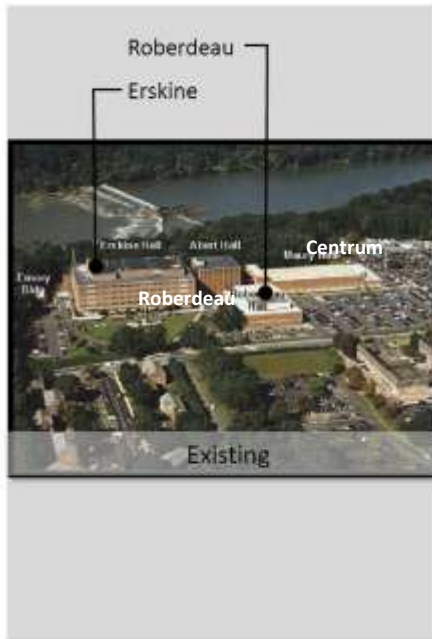


To accommodate the new use, the existing office structures will be connected to function more as a single unified building. This involves renovating and upgrading existing buildings including Erskine Hall and Roberdeau Hall.

*Erskine and Roberdeau Halls will be connected by the new Centrum building, in orange,
Which has already been reviewed by the Planning Board and NCPC*



Concept Evolution



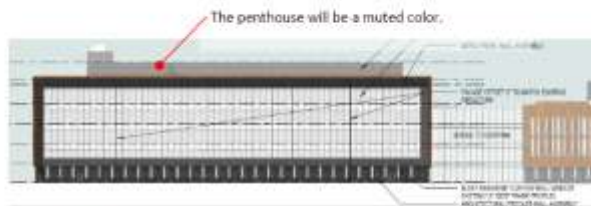
Erskine Façade Facing Sangamore

Early

Originally, the new façade enveloped the entire existing penthouse with a "hood".



Refined



Erskine Façade Facing the Potomac

Originally, the façade overlooking the river was a glass curtain wall. The design has been changed to a varied pattern of dark stone and glass. This was to address concerns about protecting the views from both sides of the river toward the site.

The façade treatment is intended to reduce hazards to migratory birds; reduce glare at night and reflectivity.



A perspective view of the buildings facing the Potomac.



Erskine Facades North and South

Early



Refined



North Facade



South Facade

Roberdeau Façade facing Sangamore Road

Early



Refined



Roberdeau Façade -North

Early



Refined



Roberdeau Façade -South



Aerial view of existing conditions showing the south façade and the expansion concept for the top floor.

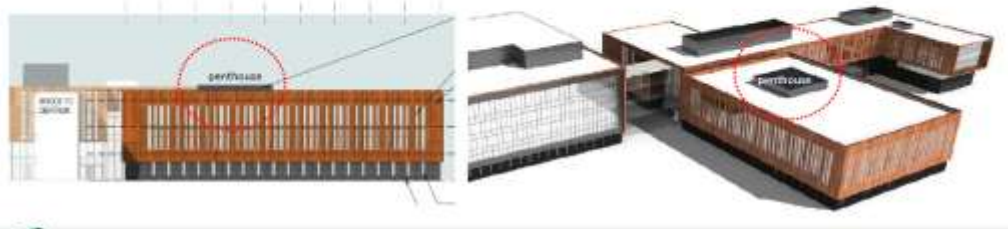
The top floor of the building will be expanded to the full size of the floor below.

Two existing cooling towers will be removed.



A new rooftop penthouse for mechanical equipment will be hard to see because it will be:

- a muted color
- set back from edges
- compact



Purpose of Review

On June 20, 2013 the Planning Board reviewed the submission of the design for the new Centrum Building which included illustrations of a design concept for the entire campus. On July 3, 2013, the Chair sent the National Capital Planning Commission the Planning Board’s comments. That letter is Attachment A. At that time, the Planning Board also provided comments for early consideration related to the design of the entire campus, including the new facades for existing Erskine and Roberdeau Halls. This submittal focusses specifically on the revised design of the facades.

On September 22, 2011 the Planning Board reviewed the Site Development Guide (SDG) which is the master plan for this campus. On September 30, 2011, The Chair sent the National Capital Planning Commission the Planning Board’s comments. At that time, the Planning Board requested the opportunity to review site and landscape designs for each phase of the project as follows:

Comment : “Submit site and landscape designs for mandatory referral review for each phase of the project. At that time, address consistency with the development standards in the zoning ordinance and, in consultation with the neighboring communities, the compatibility of the design with the community character. Include:

- *Massing articulation and materials of the visible buildings;*
- *Landscape design to include the proposed fence;*
- *Streetscape design subject to approval of the Montgomery County Department of Transportation;*
- *Setbacks and screening of views from the residential property to the south.” [note: High Acres Limited Site Plan Amendment 82006022A approved by the Planning Board on May 2, 2013]*

The NCPC responded by conveying and supporting that request. The Defense Intelligence Agency/United State Army Corps of Engineers (DIA/USACE) agreed to voluntarily submit the designs for each phase of the project to the Planning Board for review. This submittal of the proposed designs for the new facades for Erskine and Roberdeau Halls is the result of that agreement.

National Capital Planning Commission (NCPC) Actions and Agreed Process

The NCPC has taken the following actions to date:

When	DIA/DOA Submittal	NCPC Action Taken
February 2012	Required	Approval of the Site Development Guide, master plan, for the ICC-B as a guide for future reviews of individual site and building projects.
July 2012	Per Agreement	Approval of preliminary and final site and building plans for ICC-B Phase 1, the North Campus with Parking Garage

When	DIA/DOA Submittal	NCPC Action Taken
October 2012	Per Agreement	Executive Director Approval of final site development plans for ICC-B Phase 1, North Campus with Parking Garage
May 2013	Per Agreement	Preliminary Review with comments - South Campus The Centrum Building
July 11, 2013	Per Agreement	Final Review – South Campus The Centrum Building

In the course of the review process with NCPC, the DIA/USACE agreed to participate in a multi-step review process as pieces of the larger project are funded. DIA/USACE has agreed to bring designs for each portion to the NCPC for a preliminary review and then to return to the NCPC for a final review. The Planning Board will also receive an opportunity for review of each project. This is such a review.

The Centrum Building went to the NCPC for Preliminary Review on May 2, 2013. At that time the NCPC provided comments to inform the final plans that are scheduled for their review in early July. NCPC asked that DIA/USACE respond to the Planning Board’s comments that result from this review. The following is the schedule for all the South Campus Submissions and Reviews which are all voluntary.

Submission	Name	Funding	Stage	Review Agency	Date
#1	The Centrum Building	YES	Preliminary	NCPC	May 2, 2013
				M-NCPPC	June 20, 2013
			Final	NCPC	July 11, 2013
#2	Roberdeau/Erskine Facades	YES	Preliminary	M-NCPPC	January 30, 2014
				NCPC	Early 2014
			Final	NCPC	TBD
#3	Site Work The Landscape Plan	Pending	Preliminary	M-NCPPC	TBD
				NCPC	TBD
			Final	NCPC	TBD

Outreach and Issues

Summary of Community Outreach and Key Issues

The Defense Intelligence Agency/United State Army Corps of Engineers (DIA/USACE) has held a series of outreach meetings. These began shortly after the September 2011 public hearing at the Planning Board on the Site Development Guide, which is the campus master plan. The outreach has since included regular meetings with a group of community leaders as well as other regular meetings with a separate Traffic Committee and Community Stormwater Committee. Large public meetings for the entire community are also held at key points in the process. In addition, during construction, the community is being sent regular e-mail letters with information about significant construction activities. The information is also posted on the USACE Baltimore District website:

<http://www.nab.usace.army.mil/Missions/MilitaryPrograms/ICCB.aspx>. Additionally, Mr. Manzelmann, Executive Agent for the Office of the Director of the DIA, is available monthly at the site for community outreach. The following is a summary of community outreach to date:

Meeting Type	Number	When	Key Topics
General Community	4	October 5 2011 November 29 2011 January 12 2012 February 7, 2013	The Environmental Assessment process Addressing stormwater damage and preventing further damage. North Campus-size and location of garage – compatibility & tree preservation. South Campus concept Centrum Project
Community Leaders	6	June 21, 2012 August 17, 2012 November 8 2012 April 18, 2013 November 13, 2013 December 12, 2013	Tree Preservation Centrum Project design Offsite erosion correction NCPC meeting preparation Tree placement discussion and site tour Presentation of Façade Designs for Roberdeau/Erskine Halls
Community Stormwater Committee	11	March 14, 2013 April 11, 2013 April 29, 2013 May 9, 2013 June 13, 2013 July 11, 2013 August 15, 2013 September 12, 2013 October 10, 2013 November 14, 2013 January 9, 2013	The purpose of these meetings includes the DIA ACE making the most current documents available in a timely manner to the committee for review and comment. The focus includes: Onsite Stormwater Damage Offsite Stormwater Damage including nearby County and Federal Parkland Post Damage Restoration

Meeting Type	Number	When	Key Topics
		<i>February 13,2014 (Scheduled)</i>	Review of Memorandum of Agreement between DIA and NPS concerning Federal Parkland. Review of Stormwater Permit materials.
Traffic Committee	7	Sept 24 2012 Oct 22, 2012 Nov 27 2012 January 28,2013 June 24, 2013 September 16, 2013 December 13, 2013	Construction Activity

The key community issues related to the façade improvements for Roberdeau and Erskine Halls concern character and visual impact. These issues particularly concern views from Sangamore Road, from both sides of the Potomac River Gorge, and from MacArthur Boulevard and its neighborhoods..

There are other on-going community interests in addition to those related specifically to the façade improvements. The DIA/USACE is involved in addressing them. They include:

1. Tree planting locations, species and sizes in the vicinity of the garage;
2. Effective green screening of the garage;
3. Stormwater management with attention to the “Outfall Study” and coordination with the community, National Park Service and M-NCPPC Parks Department;
4. Traffic impacts on Sangamore Road and in particular impacts of construction vehicles and dust; and
5. Glare and spillover lighting impacts associated with the new parking garage both during and after construction.

Analysis

This particular analysis which is associated with the original mandatory referral review, is associated with the Planning Board’s original review of consistency with the community vision, as represented in the master plan, and of neighborhood fit which focusses on compatibility, environmental stewardship and traffic impacts. To that end the Planning Board review on June 20, 2013 included several comments related to the façade improvements to Roberdeau and Erskine Halls. This analysis is structured around those specific recommendations.

The Board recommended: *“Basing the inspiration for the patterning of the colored aluminum panels and the spacing and form of window openings on the facades, on native trees that are common in this area. The design should be careful research and tested locally before fabrication. The patterning should be adjusted as needed to ensure the desired results: attractive and not visually intrusive.”*

The design team should find ways to properly test and adjust the color. This should include testing both glass and aluminum panels and their appearance. Sharing built examples that use similar materials and color variations for viewing at different times and under different conditions is recommended.”

Staff Comment: DIA/USACE agrees to use native trees as the inspiration for the pattern. This is consistent with the Planning Board’s recommendation. The recommended mock-up for on-site testing is currently being fabricated and is due for delivery by the end of the week. Staff and the community are being invited to view it on-site as soon as it is installed. The mock up will include the three main materials: aluminum panels, glass and the dark stone and an example of the muted color intended for the mechanical penthouses. The Planning Board will receive an update at the Public Hearing.

The Board recommended: *“Continuing the engagement of the National Park Service relative to the protection of views from both sides of the river toward the site.”*

Staff Comment: The DIA/USACE is working with the National Park Service and is currently arranging to discuss this issue with their staff. The design of the west façade of Erskine facing the Potomac River has been changed significantly since the last concept was shared with the Planning Board. It is no longer a glass curtain wall. It is now shown as a dark ‘cast stone’, in modular panels, with a varied pattern of glass windows. This is intended to make the façade visually recede. This is intended to be effective when the trees are bare. This approach should be field checked carefully before finalization to ensure that the colors and patterns optimize the desired results. Coordination with National Park Service staff experienced in the assessment and mitigation of visual impacts in natural settings is advised. This is a design challenge frequently addressed by the National Park Service throughout the country.

The Board recommended *“addressing concerns related to light and glass:*

- a. Incorporate proven methods of design to prevent birds from hitting glass walls and windows.*
- b. Minimize glare caused by reflectivity and interior lighting which tend to make the building highly visible at night as seen by nearby neighbors and the community in general.”*

Staff Comment: The percentage of the facades that is glazed or that contains glass has been reduced. According to the DIA/USACE design team, it is now approximately 40%. The large glass curtain wall proposed for Erskine Hall has been eliminated. The majority of the surface is made up of vertical windows carefully placed on facades predominately clad with variegated copper colored metal panels. These facades will hopefully clearly read as solid volumes to flying birds, and not present a significant danger.

Curtain wall glazing, which can create confusing reflections of woodland or appear to be a clear passage, is limited. In this façade improvement design for the two buildings, its use is limited to two faces: the east face of Erskine Hall and the north face of Roberdeau Hall. Security requirements and the need to preserve the historic nature of the ellipse will limit tall plantings in close proximity to these facades. This could help minimize the reflections of trees which give the impression of endless woodland that confuses birds.

Blinds on windows may also help to reduce the illusion of openings that look like safe flight paths. The buildings are generally occupied primarily during normal daylight hours and motion sensors will darken the buildings in the evenings unless individually activated. These measures in combination are an improvement over the earlier design concepts and will help to reduce bird collisions with building glass.

Several of the features described above also serve the purpose of minimizing glare caused by either reflectivity or interior lighting at night. The reduction in the amount of glazed surfaces on the facades, the use of blinds on windows, and the presence of motions sensors to darken the building in the evening, will all help. As the design work proceeds, continued efforts should be made and should include careful selection and shielding of outdoor lights. When the buildings are complete and occupied, an assessment should be made as to what additional operational measures might be taken.

Comments to Transmit

- 1 The evaluations of the building material mock up on site should include observing it at different times and under different light and weather conditions. It is particularly important to do so before the trees leaf out in the spring when evaluating the appearance from the Potomac River Gorge. Coordinate with the National Park Service design staff and consider views from both sides of the river.
- 2 Proceed to work closely with the National Park Service and their staff experienced in visual impact analysis, to minimize the visual impact of the west façade of Erskine Hall on the Potomac River Gorge.
- 3 As the design work proceeds, continued efforts should be made and should include careful selection and shielding of outdoor lights. When the buildings are complete and occupied, an assessment should be made as to what additional operational measures might be taken.
- 4 Continue to work closely with the Defense Intelligence Agency, the community, and National Park Service on providing effective vegetative screening for both neighbors and people enjoying the Potomac River Gorge.
- 5 Implement an on-going evaluation and maintenance program of the planted vegetation to ensure its health and effectiveness. Address mortality, disease, structural failures, and other vegetation compromises in a timely manner as they arise.

Attachment

Transmittal Letter with Comments from Planning Board to NCPC Chair on Submittal #1 The Centrum Building and Illustrations of Future Submittals #2 and #3. July 3, 1013



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

OFFICE OF THE CHAIR

July 3, 2013

L. Preston Bryant, Jr. Chairman
National Capital Planning Commission
401 9th Street, NW, Suite 500
Washington, DC 20004

Re: NCPC Proposed Action Item for July 11, 2013
NCPC File #7326: Intelligence Community Campus-Bethesda, Montgomery County,
Maryland – Phase 2: (South Campus), Centrum Building
*Also referenced as: M-NCPPC June 20, 2013 Planning Board Item #9: Intelligence
Community Campus-Bethesda (ICC-B: South Campus Improvements; Submittal #1, The
Centrum Building and Illustrations of Future Submittals #2 and #3; Voluntary Submittal
Following Mandatory Referral MR No. 2011105-MDP-4*

Dear Chairman Bryant:

At our regular meeting on June 20, 2013, the Montgomery County Planning Board conducted a public hearing and completed its advisory review of the referenced submittal. The Board also did an initial review of the illustrations of Future Submittals #2 and #3 and the stormwater management plan for the entire campus.

In addition to myself, Commissioners Amy Presley, Casey Anderson, Marye Wells-Harley and Norman Dreyfuss participated in the public hearing. The Commissioners heard testimony from Planning Staff and from the Defense Intelligence Agency and United States Department of the Army staff. The Commissioners voted 5-0 to transmit comments to the National Capital Planning Commission for consideration at their public hearing scheduled for July 11, 2013. Please consider this letter and the attachments as the Montgomery County Planning Board's testimony and recommendation for the official record.

The Planning Board agrees with the NCPC analysis and Commission Actions of May 2, 2013, and wishes to commend the following:

- The DIA/USACE work with the community, the DIA Letter of Commitment to the community and the continued efforts to address outstanding issues, in particular compatibility and the prevention and remediation of stormwater runoff damage.

- The excellent new design concept which is appropriate for the entire campus and its location in the Potomac Palisades of the scenic Potomac River Gorge.
- The preparation by DIA/USACE of an offsite channel study, and a stormwater management concept for the entire campus. Further, the Planning Board supports the full mitigation of damage caused to the stream channel due to untreated stormwater runoff from the ICC-B property, per the Letter of Commitment to the community from DIA/USACE, and appreciates that it will receive copies of the work to be done, as will the Maryland Department of the Environment, the community and other interested stakeholders.

The Planning Board recommends the following:

1. Basing the inspiration for the patterning of the colored aluminum panels and the spacing and form of window openings on the facades on native trees that are common in this area. The design should be carefully researched and tested locally before fabrication. The patterning should be adjusted as needed to ensure the desired results: attractive and not visually intrusive.

The design team should find ways to properly test and adjust the color. This should include testing both glass and aluminum panels and their appearance. Sharing built examples that use similar materials and color variations for viewing at different times and under different conditions is recommended.
2. Reducing the visibility of the mechanical penthouses, consistent with the NCPC recommendation; there are a number of ways this might be achieved. They include:
 - Creating several smaller dispersed penthouses instead of the two larger ones ;
 - Placing some mechanical penthouse functions on a lower level roof ;
 - Incorporating an expanded green roof in a manner that provides screening; and
 - Artfully camouflaging the mechanical penthouses. Consider a living green screen.
3. Providing the landscape plan to M -NCPPC for review and beginning to establish the landscape as soon as possible.
4. Continuing the engagement of the National Park Service relative to the protection of views from both sides of the river toward the site.
5. Addressing concerns related to light and glass:
 - a. Incorporate proven methods of design to prevent birds from hitting glass walls and windows.

L. Preston Bryant
July 3, 2013
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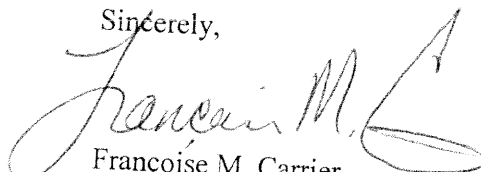
ICC-B- South Campus; Submittal #1, The Centrum Building; Voluntary Submittal following MR No. 2011105-MDP-4. MCPB #9 on 06-20-13

- b. Minimize glare caused by reflectivity and interior lighting which tend to make the building highly visible at night as seen by nearby neighbors and the community in general.
6. Making the green roof larger to increase energy efficiency and to reduce the size of surface bio-infiltration areas.
7. Correctly sizing the cistern designed to capture runoff from the non-vegetated rooftop, taking into account the water volumes needed for irrigation and other grey water uses.
8. Providing a long-term and routine management plan for the cistern(s), green roof, and all bio-infiltration systems.
9. Utilizing permeable pavements on all pedestrian paths, plazas, and courtyards. For courtyards and plazas, consider increasing the gravel reservoir to capture larger runoff volumes.
10. Incorporating the Wellness Garden into the overall landscape design without fencing, consistent with the NCPC recommendation.

Artfully adding some features from the South Campus design to the North Campus in order to unify the campus. Consider enhancements to the parking garage and other structures as well as the design details for the entry drive and its 'streetscape.'

The Montgomery County Planning Board appreciates the opportunity to provide comments and to assist in the resolution of outstanding issues. We look forward to further reviewing the preliminary Submittals #2 and #3 of the South Campus Improvements and the Stormwater Management Concept for the entire site.

Sincerely,


Françoise M. Carrier
Chair

Enclosures

1. M-NCPPC Staff Report June 20, 2013 which includes:
 - a. MNCPPC Planning Board Letter - September 30, 2011
 - b. Letter of Commitment to the Community from DIA/USACE January 30, 2012 with Storm Water [sic] Management Supplemental dated July 6, 2012
2. M-NCPPC Planning Director Letter with Response - June 5, 2012